**LJ Hooker Ormeau**
Unit 10 Norfolk Village S170-174 Pascoe Road,
ORMEAU QLD 4208

## 31 Leaver Ct, Ormeau, QLD 4208

**Under Contract**

Acreage 4 2 18









# FAMILY PARADISE, STRIKING BACKDROP AND EXCEPTIONAL TRADES/BU

Presenting the ultimate opportunity to absolutely have it all, this exceptional home boasts stylish comfort, harmonious outdoor living and acreage ambience! Brilliantly including provisions and access to store caravans, multiple vehicles and boats as well as cater to trades demands or a home business, the lush sanctuary offers the very best of family living with nothing left to want for.

**Open for Inspection**

By Appointment.

Set on a huge 5736m2 block, lush hedging and a fenced frontage cements an appealing street presence whilst inside, a sleek contemporary fit-out extends a sophisticated welcome. Gleaming tiles and a wood burning fireplace feature within a light-filled living and dining whilst the plush separate media room is ready for the perfect movie night! Positioned centrally to embrace connection, the modern kitchen is laid out on an expansive footprint, with excellent storage wrapping around the zone. Stainless appliances and sleek black stone are perfect for catering whilst the integrated dining bar is ideal for casual and quick meals.

Dazzling views of a leafy lined horizon greet you when you step outside, offering the perfect backdrop and feelings of utter escape. The large covered patio has pull down binds to protect you against poor weather, whilst the huge entertainer's deck is ideal for sun-kissed enjoyment or entertaining under the stars. Cementing the resort ambience is the huge in-ground swimming pool, complete with covered poolside cabana and decked surrounds!

A separate study with built-in desk is ideally positioned on the lower level whilst upstairs, four plush bedrooms each include built-in storage. Along with a walk-in robe, the master also shows off a stylish ensuite with floor to ceiling tiling and dual vanity whilst the family bathroom is also immaculately appointed and includes a freestanding bath. Additional features include a downstairs powder room, separate laundry, solar electricity, double garage and double carport.

Maintaining excellent separation from the house, a second gated driveway leads down to a huge vehicle and storage facility at the rear of the property. Particularly appealing to those wanting to store boats, caravans or trade equipment, there is a massive triple bay shed with three phase power, car hoists, high access and mezzanine office; brilliantly suitable to a huge range of requirements. In addition there is a large concrete turning pad, additional rear shed and open-air parking for added vehicles.

With nothing to want for and in a private haven of your own, this property is a magnificent opportunity! Sitting in a leafy acreage enclave you'll feel a million miles from everything, yet still have all of life's services at your door. Shops, schooling and sporting facilities are just five minutes away, with access to the M1, bus and rail for those commuting.

- 5736m2 block with superb views

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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.